

2007-R-074

Property Owner: Pea Ridge Family Care Center

Agent: Neil Patel

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: R2 (Medium Density Residential)

Existing FLUM: Single Family Residential

Proposed FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Pea Ridge Family Care Center

Agent: Neil Patel

Project Location: Simpson Drive off Highway 89 North, Milton

Parcel Number: 04-1N-28-0420-00700-0160

Parcel Size: .52 (+/-) acres

Purpose: Residential using the Workforce Housing Density Bonus Program.

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1M to R2**.

Existing Zoning Description: R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities).

Proposed Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Existing FLUM: Single Family Residential

Current Use of Land: Dilapidated travel trailer and mobile home

Surrounding Zoning: The property is surrounded by R1M (Mixed Residential Subdivision District) with the exception of M1 (Restricted Industrial District) located south across Simpson Drive. The City of Milton City limits is located southeast of the subject site across Simpson Drive.

Rezoning History: No rezonings have occurred in the vicinity of the proposed site.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning would produce approximately 10 average daily vehicle trips onto Simpson Drive. The proposed zoning could produce approximately 25 average daily vehicle trips onto these roadways. The overall net affect of the rezoning would be 15 new daily trips onto these roadways as a worst case scenario.

(2) Potable Water:

City of Milton

The proposed amendment is not expected to create capacity problems for the City of Milton Water Systems. A letter from the utility provider indicates that there is a 2" water main running along the north side of Simpson Drive. If development plans are approved, the proposed rezoning is not expected to create capacity problems for the servicing water provider.

(3) Sanitary Sewer:

City of Milton

Maximum Capacity:	2.5 million gallons per day
Average Flow:	1.25 million gallons per day

A letter provided by the applicant from the City of Milton indicates that sanitary sewer is available via a 4" force main approximately 500' away at Severin Street and Simpson Drive. Connection to the City of Milton is the developer's responsibility and will require plan review and connection in compliance with City of Milton regulations. If development plans are approved, the proposed rezoning is not expected to create capacity problems for the servicing sewer provider.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. The County has adequate solid waste capacity for the next 75 years.

(5) Parks, Recreation and Open Space:

The subject site is approximately 2 miles from the Milton Optimist Park, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document.

B. Compatibility:

Policy 3.1.A. 8 of the Comprehensive Plan states:

*"Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. **A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for developments located within the established Transportation Planning Area (TPA) that meet workforce/affordable housing criteria as defined by the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above"***.

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential, commercial and industrial. The proposed rezoning would enable the redevelopment of this site which is currently an abandoned mobile home; it is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-074; Neil Patel; Rezone R1M to R2 (.52 acres)\07-R-074, Staff Analysis.doc

2007-R-074 Traffic Analysis Append

Traffic Analysis Append

For the R1M estimation:

Single Family Detached Housing (210)

.52 acres x 4 du's/acre = 2.08 possible units
Average Rate: $9.57 \times 2.08 = 19.90$ Average Daily Trips
Driveway %: $0.50 \times 19.90 = 9.95$ Average Daily Trips
New Trip % = 100%; $9.95 \times 1.00 = 9.95$ New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

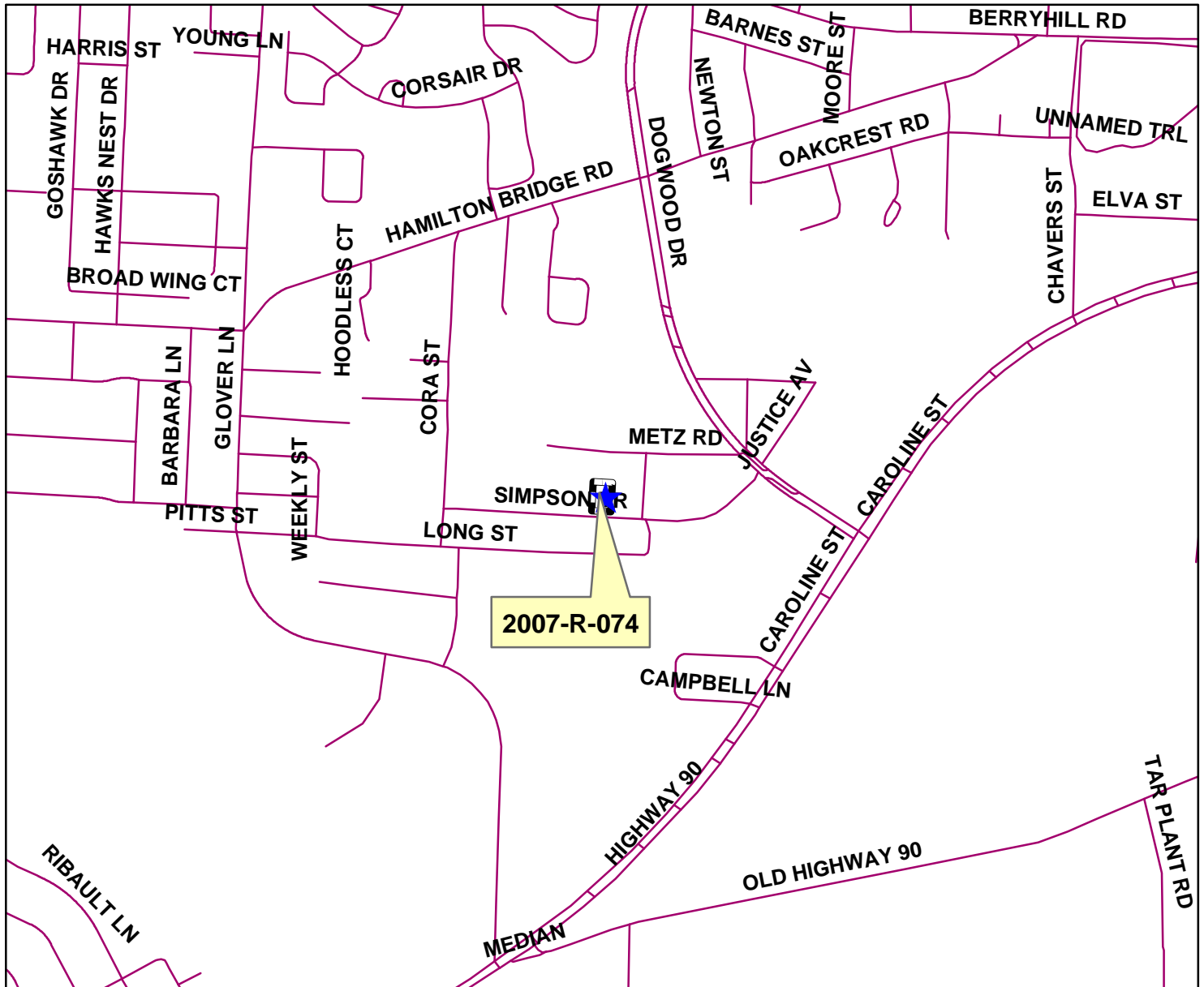
For the R2 estimation:

Single Family Detached Housing (210)

.52 acres x 10 du's/acre = 5.2 possible units
Average Rate: $9.57 \times 5.2 = 49.76$ Average Daily Trips
Driveway %: $0.50 \times 49.76 = 24.88$ Average Daily Trips
New Trip % = 100%; $24.88 \times 1.00 = 24.88$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

Location Map (2007-R-074)



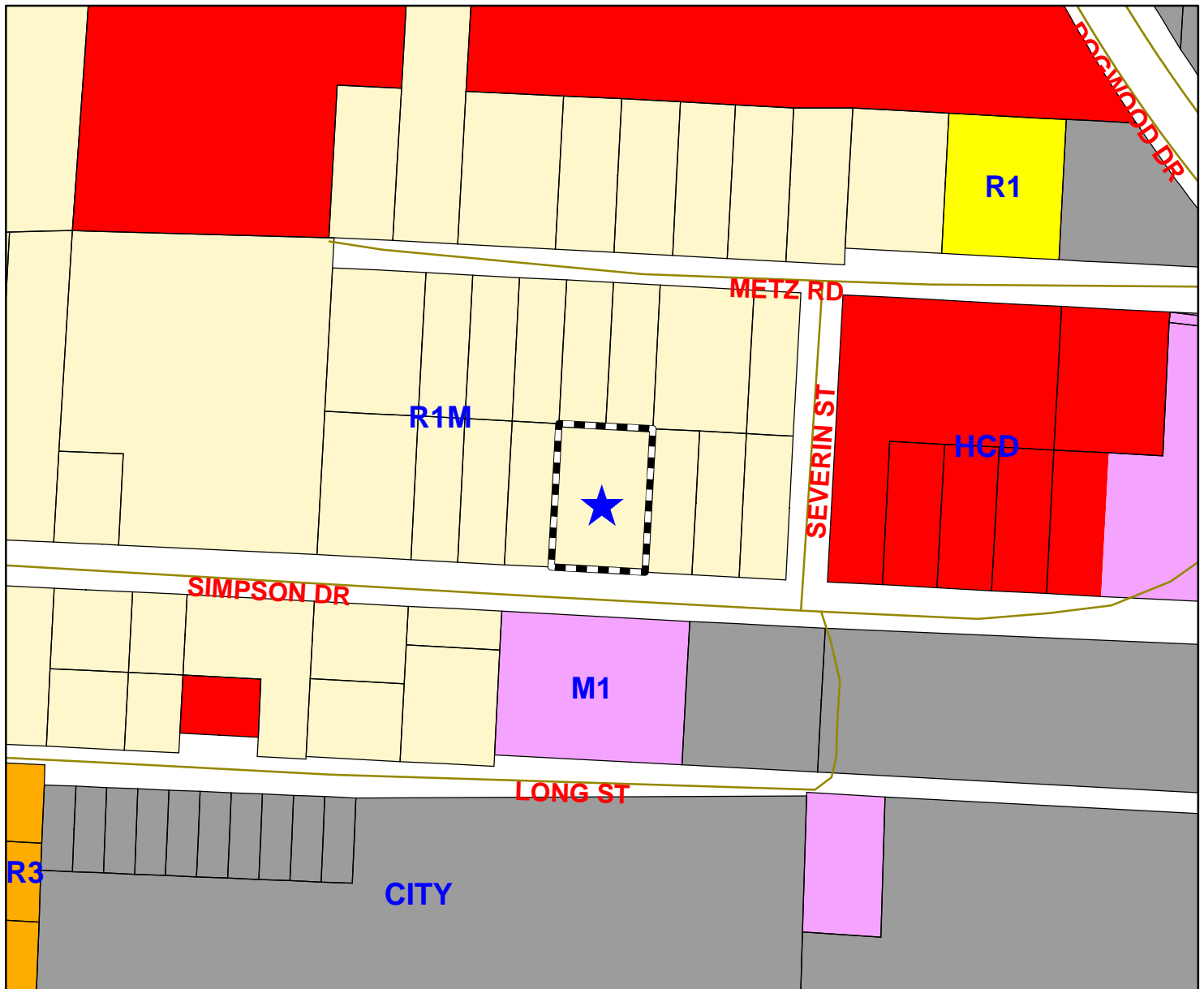
1 inch equals 1,000 feet



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Current Zoning (2007-R-074)



0 90 180 360 Feet

1 inch equals 200 feet

Legend

Streets

07-R-074_Rezoning

Parcels

Zoning District

Agriculture/Rural Residential (AG)

Agriculture (AG2)

Marina (C-1M)

Marina and Yacht Club (C-2M)

Historical/Commercial (HC-1)

Highway Commercial Development (HCD)

Historical/Single Family (HR-1)

Historical/Multiple Family (HR-2)

Restricted Industrial (M-1)

General Industrial (M-2)

PID

Neighborhood Commercial (NC)

Passive Park (P-1)

Active Park (P-2)

Planned Business District (PBD)

Planned Unit Development (PUD)

Single Family Residential (R-1)

Single Family Residential (R-1A)

Mixed Residential Subdivision (R-1M)

Medium Density Residential (R-2)

Medium Density Mixed Residential (R-2M)

Medium High Density Residential (R-3)

Rural Residential Single Family (RR-1)

Town Center 1 (TC1)

Town Center 2 (TC2)

Navarre Beach - Commercial

Hotel - Navarre Beach

Navarre Beach - High Density

Navarre Beach -Medium Density

Navarre Beach - Planned Mixed Use Development

Navarre Beach - Conservation/Recreation

Navarre Beach - Single Family

Navarre Beach - Medium High Density

Navarre Beach - Utilities

State

Right of Ways

Military

Water

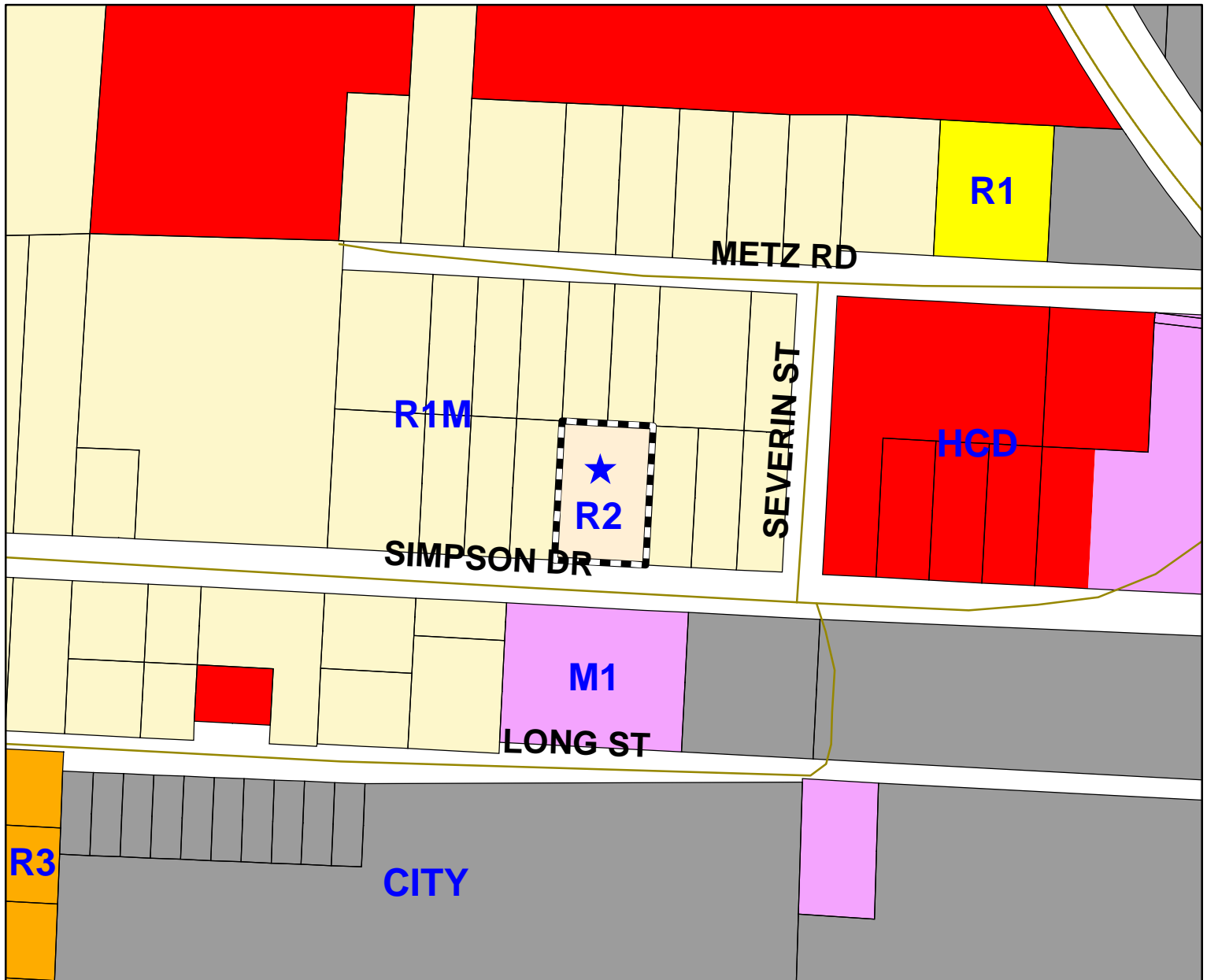
Municipal Boundaries



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Proposed Zoning Map (2007-R-074)



1 inch equals 200 feet



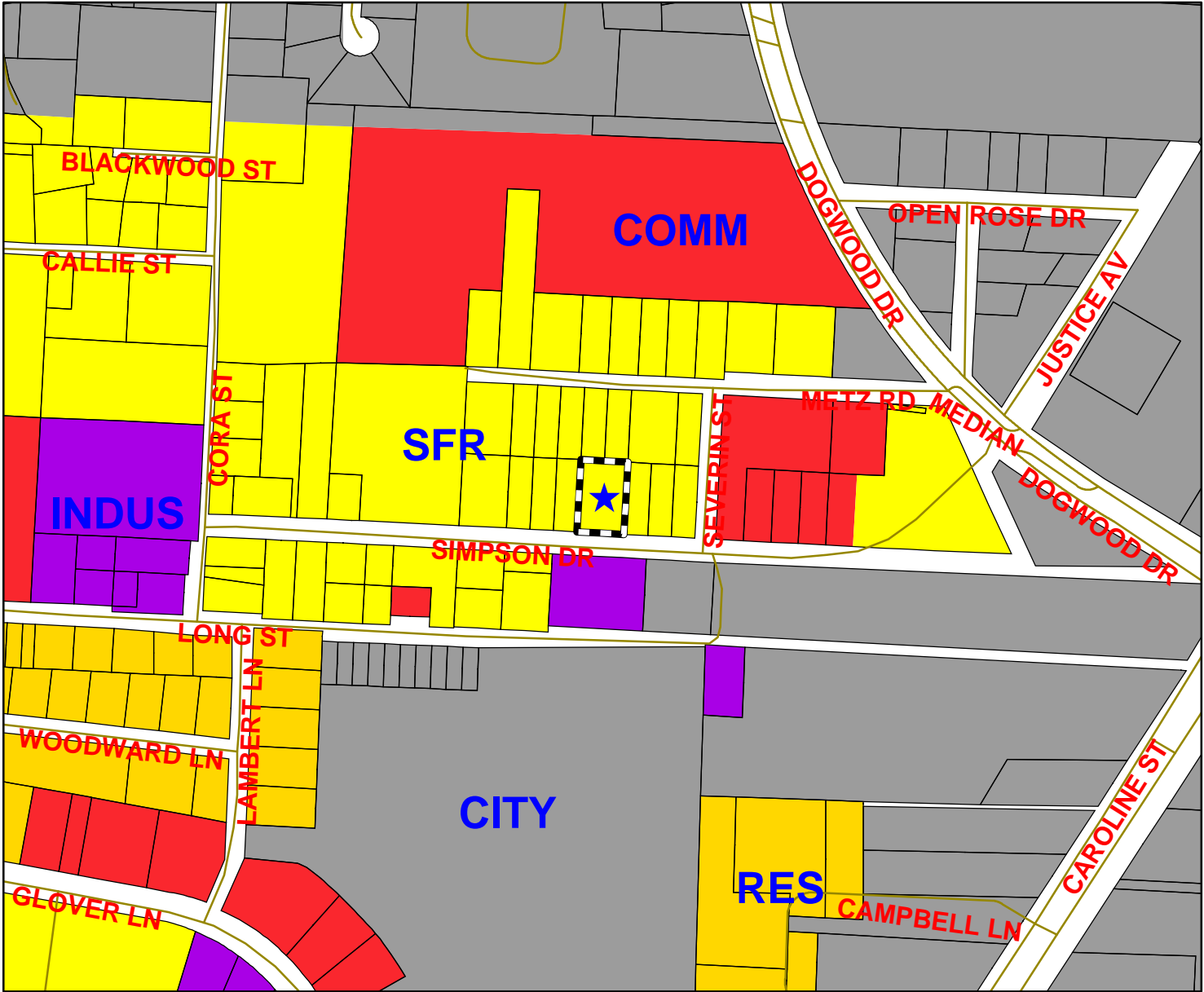
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-074_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Future Land Use (2007-R-074)



1 inch equals 400 feet

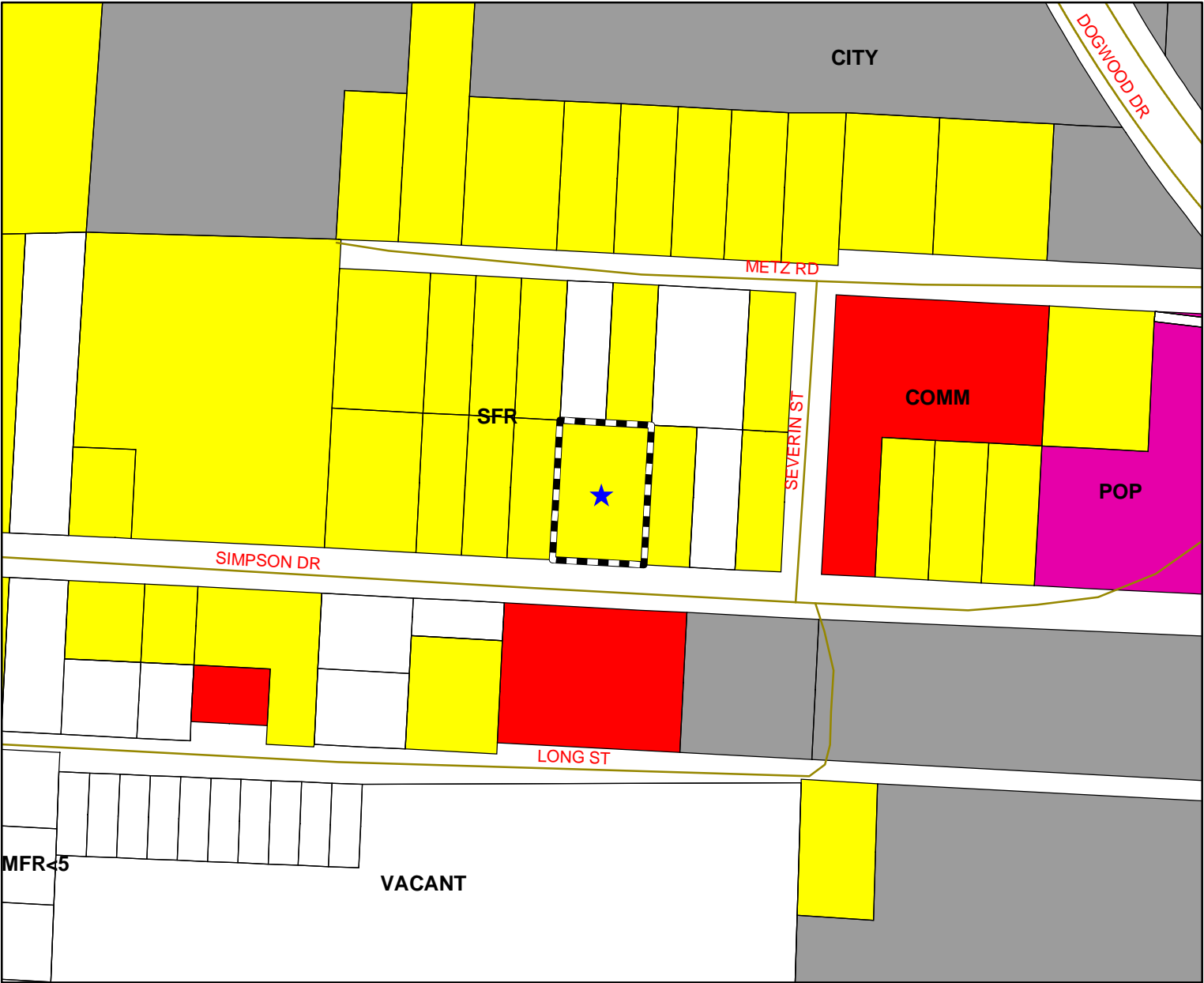


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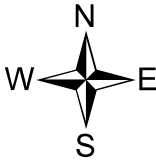
Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-074_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Existing Land Use Map (2007-R-074)



1 inch equals 200 feet



Legend

Streets	City	Recreation/Open Space
07-R-074_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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Aerial (2007-R-074)



0 150 300 600 Feet

1 inch equals 200 feet



Legend

- Streets
- 07-R-074_Rezoning
- Parcels

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Aerial (2007-R-074)



0 75 150 300 Feet

1 inch equals 100 feet



Legend

- Streets
- 07-R-074_Rezoning
- Parcels

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